067.0	0004	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	597,500	/	597,500
USE VALUE:	597,500	/	597,500
ASSESSED:	597,500	/	597,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN
Owner 2:	
Owner 3:	
Street 1:	98 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CASEY THOMAS F--ETAL -
Owner 2:	CASEY FLORENCE M -
Street 1:	54 CUTTER HILL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1941, having primarily Vinyl Exterior and 1260 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6732.000	162,100		435,400	597,500
Total Card	0.155	162,100		435,400	597,500
Total Parcel	0.155	162,100		435,400	597,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.21 /Parcel: 474.21

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42910

GIS Ref

GIS Ref

Insp Date 09/21/18

!5732!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0004-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	162,100	0	6,732.	435,400	597,500		Year end	12/23/2021
2021	101	FV	156,800	0	6,732.	435,400	592,200		Year End Roll	12/10/2020
2020	101	FV	156,900	0	6,732.	435,400	592,300	592,300	Year End Roll	12/18/2019
2019	101	FV	143,200	0	6,732.	404,300	547,500	547,500	Year End Roll	1/3/2019
2018	101	FV	143,200	0	6,732.	404,300	547,500	547,500	Year End Roll	12/20/2017
2017	101	FV	143,200	0	6,732.	354,500	497,700	497,700	Year End Roll	1/3/2017
2016	101	FV	143,200	0	6,732.	323,400	466,600	466,600	Year End	1/4/2016
2015	101	FV	142,500	0	6,732.	286,100	428,600	428,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:40:30

LAST REV

Date	Time
10/01/18	15:07:22
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5732

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASEY THOMAS F-	33353-460		7/31/2001	Family	305,000	No	No		
	7964-566		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
4/3/2009	Measured	372	PATRIOT
9/20/2001	MLS	MM	Mary M
11/29/1999	Inspected	267	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42910
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6732		Sq. Ft.	Site		0	70.	0.92	12									435,374						435,400	

Total AC/HA:	0.15455	Total SF/SM:	6732	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,374	Spl Credit		Total:	435,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97020000
Adj $ / SQ:	130.977
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	234979
Depreciation:	72844
Depreciated Total:	162136

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

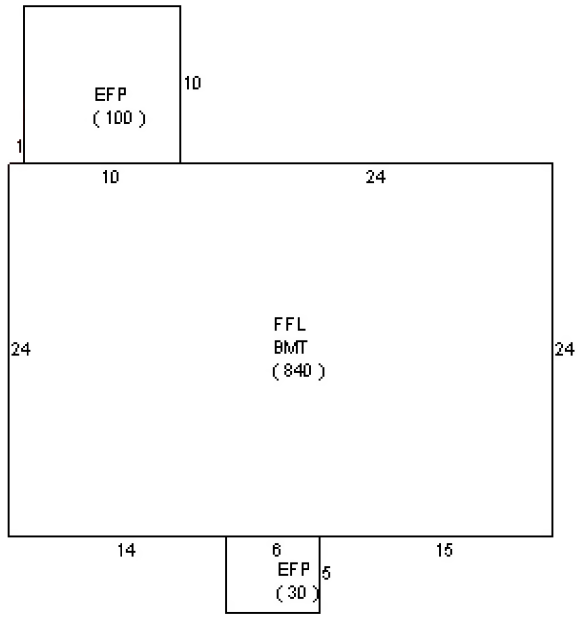
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.98
Special Features:	0	Val/Su Net:	89.56
Final Total:	162100	Val/Su SzAd	192.98

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	54.030	45,384
FFL	First Floor	840	130.980	110,021
EFP	Enclos Porch	130	46.730	6,075
Net Sketched Area:		1,810	Total:	161,480
Size Ad	840	Gross Area	1810	FinArea 1260

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	C	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

067.0-0004-0004.A

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	